

# UNOFFICIAL COPY

## WARRANTY DEED Illinois Statutory

Doc#: 2031235147 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 11/09/2020 03:27 PM Pg: 1 of 2

Dec ID 20201001616408  
ST/CO Stamp 0-734-703-072 ST Tax \$560.00 CO Tax \$280.00  
City Stamp 1-690-815-968 City Tax: \$5,880.00

13  
LN20022493  
THE GRANTOR(S) Yue Yang, married to Nicholas Fong and residing at 1040 West Polk St. Unit 3A Chicago, IL 60607, for and in consideration of ten dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Jacob B. Pastor, a single man of 201 N. Garland Ct. #2408 Chicago, IL 60601, all interest in the following described Real Estate situated in the County of Cook in the State of IL, to wit:

### PARCEL 1:

UNIT NUMBER 3 A IN THE 1040 WEST POLK STREET CONDOMINIUM AS DEPICTED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:  
LOTS 16 AND 17 IN BLOCK 2 IN J.B. WALLER'S SUBDIVISION OF BLOCK 8 IN CANAL TRUSTEE'S SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH PLAT OF SURVEY ATTACHED AS APPENDIX "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED JULY 7, 2014, IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 1418819025, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF LIMITED COMMON ELEMENTS KNOWN AS PARKING SPACE P-4 AND ROOF TOP DECK R-3A, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.

SUBJECT TO: Covenants, conditions and restrictions of record; Building lines and easements; General real estate taxes for the year 2020 and subsequent years.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. Nicholas Fong joins in this conveyance to waive all rights under the Homestead Exemption Laws of the State of Illinois

Permanent Real Estate Index Number(s): 17-17-412-048-1005  
Address(es) of Real Estate: 1040 West Polk St. Unit 3A Chicago, IL 60607

( Landtrust National Title  
120 S. LaSalle St.  
Suite 1700  
Chicago, IL 60603 )

# UNOFFICIAL COPY

Dated this 1 day of Oct, 2020

By: [Signature]  
Yue Yang

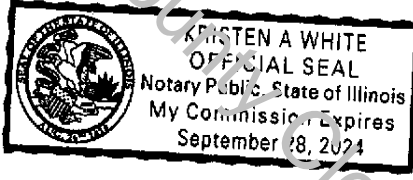
[Signature]  
Nicholas Fong

STATE of IL, COUNTY of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Yue Yang and Nicholas Fong personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 1st Day of Oct 2020.

[Signature]  
Notary Public



Prepared by:  
Kristen White Esq.  
5434 N. Winthrop Ave. 3S  
Chicago, IL 60640

REAL ESTATE TRANSFER TAX	12-Oct-2020
CHICAGO:	4,200.00
CTA:	1,680.00
<b>TOTAL:</b>	<b>5,880.00 *</b>

Mail to:  
~~Jacob B. Pastor~~  
1040 West Polk St. Unit 3A  
Chicago, IL 60607

Fronte w. Jette  
Suite 900  
111 West Washington, Chicago, IL 60602

Name and Address of Taxpayer:  
Jacob B. Pastor  
1040 West Polk St. Unit 3A  
Chicago, IL 60607

17-17-412-048-1005 | 20201001616408 | 1-800-815-968  
\* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX	12-Oct-2020
COUNTY:	280.00
ILLINOIS:	560.00
<b>TOTAL:</b>	<b>840.00</b>

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